

April 23, 2003

Honorable Board of Supervisors, County of Los Angeles

Kenneth Hahn Hall of Administration, Room 383

500 West Temple Street

Los Angeles, California 90012

Dear Supervisors:

**ZONE CHANGE CASE NO. 02-004-(1)  
CONDITIONAL USE PERMIT CASE NO. 02-004-(1)  
TENTATIVE TRACT MAP NO. 53209  
PETITIONER: D. C. CORPORATION  
2149 E. GARVEY AVE. N, A-12  
WEST COVINA, CA 91791  
PUENTE ZONED DISTRICT  
FIRST SUPERVISORIAL DISTRICT (3-VOTE)**

**IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:**

1. Consider the Negative Declaration for Zone Change Case No. 02-004-(1), Conditional Use Permit Case No. 02-004-(1) and Tentative Tract Map 53209, together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration.
2. Instruct County Counsel to prepare an ordinance to change the zone within the Puente Zoned District as recommended by the Regional Planning Commission (Zone Change Case No. 02-004-(1)).
3. Instruct County Counsel to prepare the necessary findings to affirm the Regional Planning Commission's approval of Conditional Use Permit Case No. 02-004-(1) and Tentative Tract Map No. 53209.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Update the zoning on the subject property to allow the property owner to develop the property with an affordable housing project that is compatible with the existing surrounding uses and surrounding zoning.

Establish development standards that ensure future development on the subject

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property will be compatible with the goals and policies of the General Plan and Zoning.

**Implementation of Strategic Plan Goals**

The County's Strategic Plan goal of service excellence is achieved through the timely, accurate and efficient processing of the project. The proposed zone change, conditional use permit, and vesting tentative tract map promote the goal of fiscal integrity because the proposed residential development will increase the county's revenue base.

The zone change, conditional use permit, and vesting tentative tract map also promote the County's vision for improving the quality of life in Los Angeles

County. The project allows for the provision of critically needed affordable housing.

#### **FISCAL IMPACT/FINANCING**

Adoption of the proposed zone change and approval of the conditional use permit and tentative tract map should not result in any new significant costs to the County or to the Department of Regional Planning; no request for financing is made.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On April 2, 2003, the Regional Planning Commission conducted concurrent public hearings on Zone Change and Conditional Use Permit Case Nos. 02-004-(1) and Tentative Tract Map No. 53209. The requests before the Commission were: 1) zone change from the existing A-1-10000 (Light Agricultural- 10,000 square feet minimum required area) to R-1-5000-DP (Single Family Residential- 5000 square feet minimum required area- Development Program Zone) on the 2.45 acre project site, 2) a conditional use permit to authorize the affordable housing project and ensure compliance with requirements of the proposed development program zone, and 3) Tentative Tract Map No. 53209 to create 18 single-family lots, 11 of which will be reserved for affordable housing. The Regional Planning Commission voted to recommend approval of the requested zone change and to approve the conditional use permit and tentative tract map at their April 23, 2003 meeting.

Pursuant to subsection C of Section 21.56.010 and subsection B.2 of Section 22.60.230 of the County Code, the conditional use permit and vesting tentative tract map are deemed to be called for review/appealed by your Board and shall be considered concurrently with the recommended zone change. A public hearing is required pursuant to Sections 22.16.200 and 22.60.240 of the County Code and Sections 65355, 65453, 65856 and 66452.5 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090, 65355 and 65856 relating to notice of public hearing.

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#### **ENVIRONMENTAL DOCUMENTATION**

An Initial Study was prepared for the project in accordance with the California Environmental Quality Act and State and County guidelines. The Initial Study showed that there is no substantial evidence that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for the project. Based on the Negative Declaration, adoption of the proposed zone change and approval of the proposed tentative tract map and conditional use permit will not have a significant effect on the environment.

#### **IMPACT ON CURRENT SERVICES OR (OR PROJECTS)**

Action on the zone change, tentative tract map and conditional use permit is not anticipated to have a negative impact on current services.

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING

James E. Hartl, AICP, Director of Planning

Frank Meneses, Acting Administrator

Current Planning Division

FM:EMF:al

Attachments: Board Resolution, Legal Descriptions, Commission Resolution,  
Findings & Conditions, Commission Staff Report &  
Attachments, Zone Change Map, Tentative Tract Map,  
Exhibit "A"

C: Chief Administrative Officer

County Counsel

Assessor

Director, Department of Public Works

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**Conditional Use Permit Case No. 02-004-(1) Tentative Tract Map No. 53209**

A RESOLUTION OF THE REGIONAL PLANNING COMMISSION

OF THE COUNTY OF LOS ANGELES

RELATING TO ZONE CHANGE CASE NO. 02-004-(1)

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 02-004-(1) on April 2, 2003; and

WHEREAS, the Regional Planning Commission finds as follows:

1. The subject property is a 2.45-acre site located at 16005 and 16007 Fellowship Street in the Valinda community of the Puente Zoned District.
2. The subject property is rectangular in shape with level terrain. It is currently developed with two single-family residences which will be removed to accommodate the proposed development.
3. Access to the site will be provided via Fellowship Street, Walnut Avenue and "A" Street.
4. Zone Change Case No. 02-004 is a request for a change of zone from A-1-10,000 ((Light Agriculture – 10,000 square feet minimum required area) to R-1-5000-DP (Single-family Residence – 5000 square feet minimum required area – Development Program Zone) on the 2.45-acre subject property. The Development Program designation will assure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied to this case, the conditional use permit will restrict the development of the re-zoned site to the proposed 18 single-family residential lots as shown on the approved site plan marked Exhibit "A". No other development is permitted on the property unless a new conditional use permit is obtained.
5. The zone change request was heard concurrently with Conditional Use Permit Case No. 02-004-(1) and Vesting Tentative Tract Map No. 53209.
6. Vesting Tentative Tract Map No. 53209 is a related request to create 18 single family residential lots, 11 of which will be reserved for lower income households. Conditional Use Permit Case No. 02-004-(1) is a related request to authorize a density bonus of four units and concessions for affordable housing and to ensure

compliance with the requirements of the proposed R-1-5000-DP Zone. Approval of the tentative tract map and conditional use permit will not become effective unless and until the Board of Supervisors has adopted an ordinance effecting the proposed change of zone and such ordinance has become effective.

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7. The site plan for the Tentative Tract Map and Conditional Use Permit, labeled Exhibit "A", depicts 18 single-family lots, ranging in size from 3,673 to 5,278 square feet. Eleven of the 18 single-family lots will be reserved for lower income households for a minimum period of 30 years.

8. The subject property is currently zoned A-1-10,000 ((Light Agriculture – 10,000 square feet minimum required area). The zoning was established by Ordinance No. 3811, which became effective on April 24, 1941 following the creation of the Covina Highlands Zoned District.

9. Surrounding zoning is A-1-10,000 (Light Agricultural Zone, 10000 square feet minimum lot area) directly to the north, south, east and west. There is also R-A-7500 and R-1-6000 zoning to the northwest and south, respectively.

10. Single-family residences surround the subject property to the north, south, east and west.

11. The property is depicted within the Urban 1 Low Density Residential land use category (density of one to six dwelling units per acre) of the Los Angeles Countywide General Plan Land Use Policy Map. This land use category would allow a maximum of 14 dwelling units on the site. The proposed R-1-5000 zone would allow a maximum of approximately 15 dwelling units which would be consistent with the density allowed under the General Plan Low Density Residential designation.

12. The Regional Planning Commission received oral and written testimony from the general public regarding the applicant's proposal. Two letters and one phone call were received in opposition to the proposed development due to concerns about traffic impacts, small lot sizes and decline in neighborhood living standards. Petitions with approximately 60 signatures from neighboring property owners were submitted expressing support for the proposed project.

13. The proposed change of zone from A-1-10,000 to R-1-5,000-DP is consistent with the goals and objectives of the Los Angeles Countywide General Plan in that it will provide a wide range of housing types, especially critically needed affordable housing, and it will promote the efficient use of land through a more concentrated pattern of urban development.

14. The requested zone change to R-1-5,000-DP is necessary to authorize the proposed development on the subject property. The related development project is consistent with the proposed R-1-5,000-DP zoning classification because pursuant to Section 22.40.040 of the County Code, property in a DP zone may be used for any use permitted in the basic zone, subject to the conditions and limitations of the conditional use permit and approved development program contained therein.

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Single-family residences are permitted in the R-1 zone by Section 22.20.070 of the Los Angeles County Code. The density of 14 dwelling units is consistent with the R-1-5000 zone since the proposed zoning would allow a maximum of 15 dwelling units on the subject property.

15. Modified conditions warrant revisions in the zoning of the subject property. The existing A-1-10,000 zoning classification was reflective of the previously agricultural and rural nature of the site and surrounding community. However, the property is no longer suitable for future agricultural growth as it has become surrounded by single-family residential development.

16. A need for the proposed zone classification exists within the community because the area is currently underserved with new housing and especially affordable housing. The Countywide General Plan recognizes the limited supply of prime land available for housing and the need for more concentrated urban forms of development.

17. The subject property is a proper location for the proposed R-1-5,000-DP zoning classification and placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because it is on a corner lot which will least affect surrounding properties and will be a showcase for residential developments in the community. The proposed zoning classification is consistent with the land use designations of the Los Angeles County General Plan and compatible with surrounding zoning and land uses.

18. Compatibility with surrounding land uses will be further ensured through the conditions of approval of the related conditional use permit.

19. An initial study was prepared for this project in compliance with the California Environmental Quality Act (CEQA) and the environmental document reporting procedures and guidelines of the County of Los Angeles. The initial study showed that there is no substantial evidence, in light of the whole record before the Commission, that the project may have a significant effect on the environment. Based on the initial study, the Department of Regional Planning has prepared a Negative Declaration for this project. The project is de minimus in its effect on fish and wildlife resources.

20. After consideration of the Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the proposed change of zone will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration for the project.

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**RESOLVED** that the Regional Planning Commission recommends that the Board of Supervisors of the County of Los Angeles:

1. Hold a public hearing to consider Zone Change Case No. 02-004-(1), a proposed change of zone from A-1-10,000 (Light Agriculture – 10,000 square feet minimum required area) to R-1-5000-DP (Single-family Residence – 5000 square feet minimum required area – Development Program Zone) on 2.45

acres.

2. Certify completion of and approve the attached Negative Declaration and determine that Zone Change Case No. 02-004-(1) will not have a significant effect upon the environment.
3. Find the recommended zoning is consistent with the goals, policies, and programs of the Los Angeles County General Plan.
4. Find that the public convenience, the general welfare and good zoning practice justify the recommended change of zone.
5. Adopt recommended Zone Change Case No. 02-004-(1), changing the zoning classification on the property as depicted on the attached Exhibit and described hereinabove.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission in the County of Los Angeles on April 23, 2003.

Rosie O. Ruiz, Secretary  
County of Los Angeles  
Regional Planning Commission

**Honorable Board of Supervisors Page 8 Zone Change Case No. 02-004-(1)  
Conditional Use Permit Case No. 02-004-(1) Tentative Tract Map No. 53209  
FINDINGS OF THE REGIONAL PLANNING COMMISSION**

**COUNTY OF LOS ANGELES  
FOR TENTATIVE TRACT MAP NO. 53209**

1. The Los Angeles County Regional Planning Commission conducted a duly noticed public hearing in the matter of Tentative Tract Map No. 53209 on April 2, 2003.
2. The applicant is proposing to construct a residential development on the subject property.
3. Vesting Tentative Tract Map No. 53209 is a proposal to subdivide the subject property into 18 single-family residential lots, 11 of which will be reserved for affordable housing.
4. The subject property is located at 16005 and 16017 Fellowship Street in the Valinda Community of the Puente Zoned District.
5. The property is 1.81 net acres (2.45 gross acres) in size, rectangular in shape with level topography. The site is currently developed with two single-family residences which will be removed to accommodate the proposed development.
6. The project site is currently zoned A-1-10,000 (Light Agricultural, 10000 square feet minimum lot area). The zoning was established by Ordinance No. 3811 which became effective on April 24, 1941 following the creation of the Covina Highlands Zoned District. Concurrent with this approval, however, the Commission has recommended that the Board of Supervisors approve Zone Change Case No. 02-004-(1). If approved by the Board of Supervisors, the subject property will be zoned R-1-5000-DP (Single-Family Residence, 5000 square feet minimum lot area-Development Program Zone).
7. Surrounding zoning is A-1-10,000 (Light Agricultural Zone, 10000 square feet minimum lot area) to the north, south, east and west. There is also R-A-7500 and R-1-6000 zoning to the northwest and south, respectively.
8. Single-family residences surround the subject property to the north, south,

east and west.

9. The project is consistent with the proposed R-1-5000-DP zoning classification. Pursuant to Section 22.40.040 of the County Code, property in a DP zone may be used for any use permitted in the basic zone, subject to the conditions and limitations of the conditional use permit and approved development program contained therein. Single-family residences are permitted in the R-1 zone, pursuant to Section 22.20.070 of the County Code. The density of 14 dwelling units is consistent with the

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R-1-5000 zone since the proposed zoning would allow a maximum of 15 dwelling units on the subject property.

10. The property is depicted within the Urban 1 Low Density Residential land use category (density of one to six dwelling units per acre) of the Los Angeles Countywide General Plan Land Use Policy Map. This land use category would allow a maximum of 14 dwelling units on the site. Prior to consideration of the requested density bonus, the project proposes 14 dwelling units, which is consistent with the density allowed in the Low Density Residential land use classification.

11. The General Plan also supports concentrated “infill” residential development. The project meets the criteria of the residential infill policy of the Countywide General Plan as follows:

- a. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community since the proposed development of single-family lots is consistent with the existing single-family residential neighborhood;
- b. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses;
- c. The proposed project will not overburden existing public services and facilities as stated in the Negative Declaration;
- d. The proposed use will not disrupt or adversely impact local traffic and parking conditions according to the Negative Declaration and with the provision of a two-car garage and associated driveway for each dwelling unit; and
- e. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review.

12. The Countywide General Plan also encourages the provision of critically needed affordable housing through incentives such as density bonuses. The applicant is requesting approval of Conditional Use Permit Case No. 02-004-(1) for a density bonus of four units for the proposed development.

13. Vesting Tentative Tract Map No. 53209 was heard concurrently with Zone Change Case No. 02-004-(1) and Conditional Use Permit Case No. 02-004-(1). Approval of Vesting Tentative Tract Map No. 53209 will not become effective unless and until the Board of Supervisors has adopted an ordinance effecting the change of zone and such ordinance has become effective.

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**Conditional Use Permit Case No. 02-004-(1) Tentative Tract Map No. 53209**

14. Conditional Use Permit Case No. 02-004-(1) is a related request to authorize a density bonus and concessions for affordable housing, and to ensure compliance with the requirements of the proposed R-1-5000-DP Zone.

15. At the public hearing, the Regional Planning Commission heard staff's presentation and the applicant's presentation.

16. Two letters and one phone call were received in opposition to the proposed development, due to concerns about traffic impacts, small lot sizes and decline in neighborhood living standards.

17. Petitions with approximately 60 signatures from neighboring property owners were received expressing support for the proposed development.

18. Access to the proposed development will be provided from Fellowship Street, Walnut Avenue and "A" Street.

19. The proposed development is compatible with surrounding land use patterns. Single-family residences surround the subject property to the north, south, east and west.

20. The Regional Planning Commission finds the proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the Los Angeles County General Plan. The project provides a wide range of housing types, especially critically needed affordable housing, and it promotes the efficient use of land through a more concentrated pattern of urban development.

21. The site is physically suitable for the type of development being proposed and the density being proposed, since the property is relatively level and has adequate building sites to be developed in accordance with the grading ordinance, has access to County-maintained streets, will be served by public sanitary sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will have flood hazards and geological hazards mitigated in accordance with the requirements of the Department of Public Works.

22. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.

23. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.

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24. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.

25. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since



the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.

26. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.

27. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.

28. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the Countywide General Plan.

29. This map has been submitted as a "Vesting" Tentative Tract Map and, as such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the Los Angeles County Code (Subdivision Ordinance).

30. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence, in light of the whole record before the Commission, that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project. The project is *de minimus* in its effect on fish and wildlife resources. Therefore, the project is exempt from California Department of Fish and Game fees pursuant to Section 711.2 of the California Fish and Game Code.

31. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Regional Planning Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds the

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Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration for the project.

**THEREFORE**, in view of the findings of fact and conclusions presented above, Tentative Tract Map No. 53209 is **APPROVED** subject to the attached conditions established by the Regional Planning Commission and recommended by the Los Angeles County Subdivision Committee, and further subject to approval by the Board of Supervisors of Zone Change Case No. 02-004-(2).

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**DEPARTMENT OF REGIONAL PLANNING**

**TENTATIVE TRACT MAP NO. 53209 Map Date: 1-30-2003**

**CONDITIONS:**

1. Conform to the applicable requirements of Titles 21 and 22 of the Los Angeles County Code (Subdivision and Zoning Ordinances), including the

- requirements of the R-1-DP zone, in addition to all conditions of approval for Conditional Use Permit Case No.02-004-(1).
2. Except as otherwise specified in Condition No. 3 and by Conditional Use Permit Case No. 02-004-(1), conform to the applicable lot area requirements of the R-1-5000-DP Zone.
  3. In accordance with Conditional Use Permit Case No. 02-004-(1), this land division is approved as an affordable housing development in which the project includes a density bonus of four lots and the following concessions:
    - a. Reduced lot width and street frontage from the required 50 feet to 40 feet for lot nos. 2, 3, 5, 9-11, 14-16, and 18;
    - b. Reduced lot width from the required 50 feet to 40 feet for lot nos. 6 and 7.
    - c. Reduced lot width and street frontage from the required 50 feet to 42 feet for lot nos. 4, 8 and 17;
    - d. Reduced lot width and street frontage from the required 50 feet to 45 feet for lot nos. 1, 12, and 13;
    - e. Reduced street frontage from the required 50 feet to 40 feet for lot nos. 2, 11, 14-16, 18; and
    - f. Reduced lot area for lot nos. 2-11 and 14-18, ranging from 3,655 to 4,745 square feet, as depicted on the tentative tract map.
  4. Recordation of the final map is contingent upon the effectuation of an ordinance changing the zoning on the property from A-1-10,000 to R-1-5000-DP, as recommended under Zone Change Case No. 02-004-(1).
  5. Show Walnut Avenue, Fellowship Street and "A" Street as dedicated streets on the final map.
  5. The subdivider shall record the terms and conditions of Conditional Use Permit Case No. 02-004-(1) in the office of the County Recorder concurrently with the recordation of the final map.
  6. In accordance with Section 21.32.195 of the Los Angeles County Code, the subdivider or successor in interest shall plant or cause to be planted one tree of a non-invasive species within the front yard of each residential lot. The location and

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Conditional Use Permit Case No. 02-004-(1) Tentative Tract Map No. 53209**

the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director of Planning and the County Forester and Fire Warden, and a bond shall be posted with the Department of Public Works or other verification shall be submitted to the satisfaction of the Department of Regional Planning to ensure the planting of the required trees.

7. Within five (5) days of the tentative map approval date, the subdivider shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is *de minimus* in its effect on fish and wildlife and a \$25 processing fee must be paid to the Los Angeles County Clerk to accompany the Certificate of Fee Exemption pursuant to Section

711.4 of the Fish and Game Code. No land use project subject to this requirement is final, vested or operative until the fee is paid.

8. A final tract map is required for this land division. A waiver is not allowed.

9. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest, shall pay a fee to the Los Angeles County Librarian prior to issuance of any building permit in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to the Department of Regional Planning. The current fee amount is \$638.00 per dwelling unit (\$638.00 X 18 dwelling units = \$11,484.00). The subdivider may contact the County Librarian at (562) 940-8430 regarding payment of fees.

10. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this tract map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

11. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and

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other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of litigation.
- b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the subdivider in accordance with Los Angeles County Code Section 2.170.010.

Except as expressly modified hereinabove, this approval is subject to all those conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee.

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Conditional Use Permit Case No. 02-004-(1) Tentative Tract Map No. 53209  
FINDINGS OF THE REGIONAL PLANNING COMMISSION**

**COUNTY OF LOS ANGELES**

**FOR CONDITIONAL USE PERMIT NO. 02-004-(1)**

1. The Los Angeles County Regional Planning Commission conducted a duly noticed public hearing in the matter of Conditional Use Permit Case No. 02-004-(1) on April 2, 2003.
2. The applicant is proposing to construct a residential development on the subject property consisting of 18 single-family lots, 11 of which will be reserved for lower income households.
3. A conditional use permit is required to authorize the proposed density bonus of four dwelling units and concessions for affordable housing pursuant to Section 22.56.202 of the Los Angeles County Code.
4. A conditional use permit is also required to ensure compliance with the requirements of the proposed Development Program zone pursuant to Sections 22.20.070 and 22.40.040 of the County Code.
5. The subject property is located at 16005 and 16017 Fellowship Street in the Valinda, community of the Puente Zoned District.
6. The property is 1.81 net acres (2.45 gross acres) in size, rectangular in shape with level topography. The site is currently developed with two single-family residences which will be removed to accommodate the proposed development.
7. The project site is currently zoned A-1-10,000 (Light Agricultural, 10000 square feet minimum lot area). The zoning was established by Ordinance No. 3811 which became effective on April 24, 1941 following the creation of the Covina Highlands Zoned District. Concurrent with this approval, however, the Commission has recommended that the Board of Supervisors approve Zone Change Case No. 02-004-(1). If approved by the Board of Supervisors, the subject property will be zoned R-1-5000-DP (Single-Family Residence, 5000 square feet minimum lot area-Development Program Zone). The Development Program designation will ensure that development occurring after the property has been rezoned will conform to plans submitted by the applicant through the conditional use permit approval process.
8. Surrounding zoning is A-1-10,000 (Light Agricultural, 10000 square feet minimum lot area) directly to the north, south, east and west. There is also R-A-7500 and R-1-6000 zoning to the northwest and south, respectively.

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Conditional Use Permit Case No. 02-004-(1) Tentative Tract Map No. 53209**

9. Single-family residences surround the subject property to the north, south, east and west.
10. The project is consistent with the proposed R-1-5000-DP zoning classification. Pursuant to Section 22.40.040 of the County Code, property in a DP zone may be used for any use permitted in the basic zone, subject to the conditions and limitations of the conditional use permit and approved development program contained therein. Single-family residences are permitted in the R-1 zone, pursuant to Section 22.20.070 of the County Code. The density of 14 dwelling units is consistent with the R-1-5000 zone since the proposed

zoning would allow a maximum of 15 dwelling units on the subject property.

11. The proposed project is consistent with the requested Conditional Use Permit density bonus and concessions for the provision of affordable housing. Pursuant to Section 22.56.202, the proposed project meets the eligibility requirement for a conditional use permit for a density bonus since at least 20 percent of the total dwelling units in the development are provided for lower income households

12. The property is depicted within the Urban 1 Low Density Residential land use category (density of one to six dwelling units per acre) of the Los Angeles Countywide General Plan Land Use Policy Map. This land use category would allow a maximum of 14 dwelling units on the site. Prior to consideration of the requested density bonus, the project proposes 14 dwelling units, which is consistent with the density allowed in the Low Density Residential land use classification.

13. The General Plan also supports concentrated “infill” residential development. The project meets the criteria of the residential infill policy of the Countywide General Plan as follows:

- a. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community since the proposed development of single-family lots is consistent with the existing single-family residential neighborhood;
- b. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses;
- c. The proposed project will not overburden existing public services and facilities as stated in the Negative Declaration;
- d. The proposed use will not disrupt or adversely impact local traffic and parking conditions according to the Negative Declaration and with the provision of a two-car garage and associated driveway for each dwelling unit; and
- e. Compatibility of the proposed project with surrounding uses, in terms of

**Honorable Board of Supervisors Page 18 Zone Change Case No. 02-004-(1) Conditional Use Permit Case No. 02-004-(1) Tentative Tract Map No. 53209**  
scale, intensity and design, is ensured through specific site plan review.

- a. The compatibility of the proposed project, in terms of scale and design, with surrounding land uses and established community character;
- b. The viability of the proposed project in terms of long term commitment and ability to meet identified low and moderate income housing needs; and,
- c. The location of the proposed project relative to shopping and employment opportunities, and accessibility to necessary public services and facilities.

14. The Countywide General Plan also encourages the provision of critically needed affordable housing through incentives such as density bonuses. The applicant is requesting approval of this Conditional Use Permit for a density bonus of four units for the proposed development.

15. The project has been evaluated using General Plan affordable housing criteria:

16. The proposed project provides a wide range of housing types, especially critically needed affordable housing, and it promotes the efficient use of land

through a more concentrated pattern of urban development. The proposed project is consistent with the goals and policies of the General Plan.

17. Conditional Use Permit Case No. 02-004-(1) was heard concurrently with Zone Change Case No. 02-004-(1) and Tentative Tract Map No. 53209. Approval of Conditional Use Permit No. 02-004-(1) will not become effective unless and until the Board of Supervisors has adopted an ordinance effecting the change of zone and such ordinance has become effective.

18. Tentative Tract Map No. 53209 is a related request to subdivide the subject property into 18 single-family lots.

19. The applicant's site plan, labeled Exhibit "A", depicts 18 single family lots on the subject property, 11 of which are reserved for lower income households dispersed throughout the project site. The site plan depicts front yard landscaping for all lots. Four home models are proposed with two-stories and ranging from approximately 23 to 26 feet in height and 1,520 to 2,335 square feet in size. Each home has a two-car attached garage, accessed from a private driveway. A total of 36 covered standard parking spaces are provided.

20. At the public hearing, the Regional Planning Commission heard staff's presentation and the applicant's presentation.

**Honorable Board of Supervisors Page 19 Zone Change Case No. 02-004-(1) Conditional Use Permit Case No. 02-004-(1) Tentative Tract Map No. 53209**

21. Two letters and one phone call were received in opposition to the proposed development, due to concerns about traffic impacts, small lot sizes and decline in neighborhood living standards.

22. Petitions with approximately 60 signatures from neighboring property owners were received expressing support for the proposed development.

23. Access to the proposed development shall be provided from Fellowship Street, Walnut Avenue and "A" Street.

23. The proposed development is subject to the development standards and requirements applicable to the R-1 Zone, as set forth in Sections 22.20.105 through 22.20.150 of the County Code as well as the requirements of the DP zone, pursuant to Sections 22.40.030 through 22.40.080 of the County Code.

24. The applicant's site plan demonstrates compliance with the requirements for a 20 feet front yard, a five feet side yard and ten feet side yard (reverse corner lot), and 15 feet rear yard for each lot. No dwelling units exceed a height of 35 feet above grade.

25. Section 22.20.130 of the County Code requires parking to be provided as required by Part 11 of Chapter 22.52 of the County Code. Section 22.52.1180 requires parking to be provided for residential uses as follows: two covered standard automobile parking spaces for each single-family residence. The project provides 36 covered standard parking spaces in compliance with this requirement.

26. Pursuant to Section 22.52.630 of the County Code, all required fences or walls which are open to public view from any street or highway shall be provided with at least one square foot of landscaping for each linear foot of such frontage; no landscaping shall be developed with a horizontal dimension of less than three feet.

27. The applicant has submitted a draft covenant indicating that 11 dwelling units are affordable housing units (provided for lower income households) and will be continuously reserved for lower income households for a minimum of 30 years, pursuant to Section 22.56.202 of the County Code. After its review and approval by the Director and County Counsel, the covenant will be recorded, and shall run with the land for the benefit of the County of Los Angeles.

28. Pursuant to Section 22.56.202 of the County Code, a density bonus may be requested if the development contains five or more dwelling units and at least 20 percent of the dwelling units are provided for lower income households. If the project meets these minimum requirements, a density bonus of at least 25 percent shall be granted. If the project exceeds the minimum requirements, additional bonuses are

**Honorable Board of Supervisors Page 20 Zone Change Case No. 02-004-(1)  
Conditional Use Permit Case No. 02-004-(1) Tentative Tract Map No. 53209**

authorized at a rate of 1.25 dwelling units for each additional lower income household dwelling unit reserved beyond the minimum required. In no case, however, shall the total density bonus exceed a 50 percent increase over what the general plan would otherwise allow.

29. The project consists of 14 dwelling units prior to consideration of the requested density bonus. The applicant's reservation of 11 units for lower income households represents 9 units beyond the minimum requirement of 20% of the project and qualifies the project for the requested density bonus of 4 units (one unit more than the minimum 25% density bonus).

30. The applicant has also submitted purchase sale prices for dwelling units of comparable size and type within the market area of the subject property, financial information supporting the need for the concessions requested, and the reasons why they are necessary to make the affordable housing units economically feasible pursuant to Section 22.56.202 of the County Code.

31. The applicant has requested and the Regional Planning Commission has granted the following concessions:

a. Reduced lot width and street frontage from the required 50 feet to 40 feet for lot nos. 2, 3, 5, 9-11, 14-16, and 18;

b. Reduced lot width from the required 50 feet to 40 feet for lot nos. 6 and 7.

c. Reduced lot width and street frontage from the required 50 feet to 42 feet for lot nos. 4, 8 and 17;

d. Reduced lot width and street frontage from the required 50 feet to 45 feet for lot nos. 1, 12, and 13;

e. Reduced street frontage from the required 50 feet to 40 feet for lot nos. 2, 11, 14-16, 18; and

f. Reduced lot area for lot nos. 2-11 and 14-18, ranging from 3,655 to 4,745 square feet, as depicted on the tentative tract map.

32. The applicant has submitted a development program, consisting of a site plan and progress schedule, which complies with the requirements of Section 22.40.050 of the County Code.

33. As a condition of approval of this grant, the applicant will be required to comply with all applicable density bonus conditions as set forth in Section

22.56.202.

34. As a condition of approval of this grant, the applicant will be required to comply with all applicable development program conditions as set forth in Section 22.40.070.

**Honorable Board of Supervisors Page 21 Zone Change Case No. 02-004-(1) Conditional Use Permit Case No. 02-004-(1) Tentative Tract Map No. 53209**

35. Approval of this conditional use permit is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for Tentative Tract Map No. 53209.

36. The proposed project at the location proposed has been designed to be compatible with the surrounding area in terms of land use patterns, design, and established community character because the proposed single-family lots would be consistent with the existing single-family residential neighborhood; and

37. The proposed project will provide eleven dwelling units for lower income households, thereby assisting in satisfying affordable housing needs, and through the requirements of the Development Program Zone and the Covenants, Codes and Restrictions, will be viable in terms of continuing availability to meet such housing needs; and

38. The proposed project is reasonably proximate to public transit, shopping, and employment centers.

39. The Los Angeles County Community Development Commission supports and partially funds the proposed project and has demonstrated that the requested concessions are required to make the affordable housing units economically feasible.

40. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.

41. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et.seq.) and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study showed that there is no substantial evidence, in light of the whole record before the Commission, that the project may have a significant effect on the environment. Based on the Initial Study, the Department of Regional Planning has prepared a Negative Declaration for this project. This project is *de minimus* in its effect on fish and wildlife resources. Therefore, the project is exempt from California Department of Fish and Game fees pursuant to Section 711.2 of the California Fish and Game Code.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:**

**Honorable Board of Supervisors Page 22 Zone Change Case No. 02-004-(1) Conditional Use Permit Case No. 02-004-(1) Tentative Tract Map No. 53209**

A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted Los Angeles Countywide General Plan;

B. With the attached conditions and restrictions, that the requested use at the



proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;

C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;

D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;

E. That the proposed project at the proposed location has been designed to be compatible with the surrounding area in terms of land use patterns, design, and established community character;

F. That the proposed project will assist in satisfying affordable housing needs, and is viable in terms of continuing availability to meet such housing needs;

G. That the proposed project will be reasonably proximate to public transit, shopping and employment centers;

H. That the requested incentives or concessions are required to make the affordable housing units economically feasible; and

I. That the development program submitted provides necessary safeguards to insure completion of the proposed development by the applicant, forestalling substitution of a lesser type of development contrary to the public convenience, welfare or development needs of the area.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Sections 22.40.060, 22.56.090, and 22.56.202, Title 22, of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

**Honorable Board of Supervisors Page 23 Zone Change Case No. 02-004-(1) Conditional Use Permit Case No. 02-004-(1) Tentative Tract Map No. 53209**

1. After review and consideration of the attached Negative Declaration together with any comments received during the public review process, the Regional Planning Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.

2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 02-218-(2) is **APPROVED** subject to the attached conditions and further subject to approval by the Board of Supervisors of Zone Change Case No. 02-004-(1).

**Honorable Board of Supervisors Page 24 Zone Change Case No. 02-004-(1)**

**Conditional Use Permit Case No. 02-004-(1) Tentative Tract Map No. 53209**  
**DEPARTMENT OF REGIONAL PLANNING CONDITIONAL USE PERMIT CASE NO. 02-004-**  
**(1) Exhibit "A" Date: 1-30-2003**

**CONDITIONS:**

1. This grant authorizes the use of the subject property for 18 single-family residential lots, including a four-lot density bonus, with reduced lot area, street frontage and lot width, as depicted on the approved Exhibit "A" (dated January 30, 2003), subject to all of the following conditions of approval.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 7. Further, this grant shall not become effective unless and until the Board of Supervisors has approved Zone Change Case No. 02-004-(1) and an ordinance reflecting such change has become effective.
3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. The property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder concurrently with the recordation of the final map for Tentative Tract Map No. 53209. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.
7. Within five days of approval of this grant, the permittee shall remit a \$25 processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.

**Honorable Board of Supervisors Page 25 Zone Change Case No. 02-004-(1)**  
**Conditional Use Permit Case No. 02-004-(1) Tentative Tract Map No. 53209**

8. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.

9. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount of deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

10. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 53209. In the event that Vesting Tentative Tract Map No. 53209 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect

11. The subject property shall be graded, developed and maintained in substantial compliance with the approved exhibit map on file marked Exhibit "A" (dated January 30, 2003). An amended or revised tentative tract map approved for Tentative Tract Map No. 53209 may, at the discretion of the Director of Planning, constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.

**Honorable Board of Supervisors Page 26 Zone Change Case No. 02-004-(1) Conditional Use Permit Case No. 02-004-(1) Tentative Tract Map No. 53209**

12. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property except as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Planning.

13. The area of individual lots shall substantially conform to that shown on the approved Exhibit "A."

14. The applicant has requested and the Regional Planning Commission has granted the following concessions and modifications for an affordable housing project in accordance with Los Angeles County Code Section 22.56.202:

- a. Reduced lot width and street frontage from the required 50 feet to 40 feet for lot nos. 2, 3, 5, 9-11, 14-16, and 18;
- b. Reduced lot width from the required 50 feet to 40 feet for lot nos. 6 and 7.
- c. Reduced lot width and street frontage from the required 50 feet to 42 feet for

lot nos. 4, 8 and 17;

d. Reduced lot width and street frontage from the required 50 feet to 45 feet for lot nos. 1, 12, and 13;

e. Reduced street frontage from the required 50 feet to 40 feet for lot nos. 2, 11, 14-16, 18; and

f. Reduced lot area for lot nos. 2-11 and 14-18, ranging from 3,655 to 4,745 square feet, as depicted on the tentative tract map.

15. This development shall reserve at least 11 of the 18 single-family lots, as designated on the Exhibit "A" (dated January 30, 2003), for lower income households for a minimum period of 30 years.

16. The development of the subject property shall conform to the conditions approved for Tentative Tract Map No. 53209.

17. All utilities shall be placed underground. Prior to the issuance of building permits, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development

18. Structures shall not exceed a height of 26 feet above grade, except for chimneys and rooftop antennas.

19. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.

20. Detonation of explosives or any other blasting device or material shall be prohibited unless required permits have been obtained.

**Honorable Board of Supervisors Page 27 Zone Change Case No. 02-004-(1) Conditional Use Permit Case No. 02-004-(1) Tentative Tract Map No. 53209**

21. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. No Saturday, Sunday or holiday operations are permitted. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby residences and neighborhoods. Generator and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences.

22. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.

23. All material graded should be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering should occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activities is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high wind (i.e. greater than 20 mph average over one hour) to prevent excessive amounts of dust. Any materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.

24. The permittee or his successor shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.

25. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.

26. The permittee shall obtain all necessary permits from the Los Angeles County Department of Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.

27. All construction and development within the subject property shall comply with the applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County of Los Angeles.

28. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business or activities on the premises, or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

**Honorable Board of Supervisors Page 28 Zone Change Case No. 02-004-(1) Conditional Use Permit Case No. 02-004-(1) Tentative Tract Map No. 53209**

29. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 72 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible the color of the adjacent surfaces.

30. The permittee shall utilize water-saving devices and technology in the construction of this project to the extent feasible and consistent with Los Angeles County Building and Plumbing Codes.

31. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department.

32. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest, shall pay a fee to the Los Angeles County Librarian prior to issuance of any building permit in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to the Department of Regional Planning. The current fee amount is \$638.00 per dwelling unit (\$638.00 X 18 dwelling units = \$11,484.00). The subdivider may contact the County Librarian at (562) 940-8430 regarding payment of fees.

33. Prior to the issuance of building permits, the permittee shall pay all required school mitigation fees.

34. Prior to the issuance of a grading or building permit, a site plan shall be submitted to and approved by the Director of Planning indicating that the proposed construction and associated grading complies with the conditions of this grant and the standards of the zone.

35. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". An amended or revised tentative tract map approved for Tentative Tract Map No. 53209 may, at the discretion of the Director, constitute a revised Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner.

36. Three copies of a revised landscape plan, which shall be incorporated into a revised plot plan, shall be submitted to and approved by the Director of Planning

before issuance of a building permit. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. To the maximum extent feasible and consistent with the conditions of this grant, drought-tolerant plants shall

**Honorable Board of Supervisors Page 29 Zone Change Case No. 02-004-(1)  
Conditional Use Permit Case No. 02-004-(1) Tentative Tract Map No. 53209**

be utilized. To the maximum extent feasible, drip irrigation systems shall be employed.

37. The following development program conditions shall apply:

- a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected, or moved onto any part of the property.
- b. No existing building or structure which under the program is to be demolished shall be used.
- c. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered.
- d. All improvements shall be completed prior to the occupancy of any structures.
- e. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.

38. The following density bonus conditions shall apply, unless specifically waived or modified:

- a. The owner-occupied dwelling units reserved for lower or very low income households shall have an affordable housing cost as defined in Section 50052.5 of the Health and Safety Code; and
- b. The affordable housing units shall be dispersed throughout the proposed project and shall be compatible with the exterior design of other units in the project in terms of appearance, materials, and finished quality as depicted on the Exhibit "A" (dated January 20, 2003); and
- c. The affordable housing units shall be reserved for a minimum period of 30 years; and
- d. Prior to final map approval, the permittee shall submit a covenant and agreement subject to review and approval by county counsel to ensure the continuing availability of at least eleven units to lower income households for at least thirty years. Said agreement shall contain remedies for violations of the covenant including but not limited to monetary penalties. The permittee shall record the terms and conditions of the covenant and agreement in the

**Honorable Board of Supervisors Page 30 Zone Change Case No. 02-004-(1)  
Conditional Use Permit Case No. 02-004-(1) Tentative Tract Map No. 53209**

office of the County Recorder concurrently with the recordation of the final map

for Tentative Tract Map No. 53209; and

e. The reserved affordable housing units shall be constructed and offered for sale concurrently with or prior to the construction and sale of the unreserved or market rate dwelling units in the development project unless specifically deemed inappropriate; and

f. Prior to final map approval, the permittee shall submit a form of security such as, but not limited to, letters of credit in an amount sufficient to ensure completion of all designated affordable housing units, to the satisfaction of the Department of Regional Planning.

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PROJECT NUMBER:	02-004
CASES:	CUP, ZC

TR53209

**\*\*\*\*\* INITIAL STUDY \*\*\*\*\***  
**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF REGIONAL PLANNING**  
**GENERAL INFORMATION**

I.A. Map Date:	January 17, 2002	Staff Member:	Christina D. Tran
Thomas Guide:	638 F-4	USGS Quad:	Baldwin Park
Location:	16005 & 16017 Fellowship Street, Valinda		
Description of Project:	Application for a tentative tract map to subdivide three lots into 18 single-family residences with lot sizes ranging from 3,655 s.f. to 5,390 s.f. A cul-de-sac street will also be constructed to		

<i>provide access to the proposed development. The requested CUP is required for the development policy and the low income density bonus. In addition, applicant seeks a zone change from A-1-10,000 to R-1-6,000-DP.</i>		
Gross Acres:	2.05 acres	
Environmental Setting:	<i>Project site is located in an urbanized area with no significant vegetation or animal habitat. There are presently two existing single-family residences located at the site. Surrounding uses consist of single-family residences, a duplex, and a day care center.</i>	
Zoning:	A-1-10,000	
General Plan:	Low Density Residential	
Community/Area wide Plan:	N/A	

1 6/30/03

**Major projects in area:**

<u>PROJECT NUMBER</u>	<u>DESCRIPTION &amp; STATUS</u>
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NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

**REVIEWING AGENCIES**

<u>Responsible Agencies</u>	<u>Special Reviewing Agencies</u>	<u>Regional Significance</u>
None	None	None
Regional Water Quality Control Board	Santa Monica Mountains Conservancy	SCAG Criteria
Los Angeles Region	National Parks	Air Quality
Lahontan Region	National Forest	Water Resources
Coastal Commission	Edwards Air Force Base	Santa Monica Mtns. Area
Army Corps of Engineers	Resource Conservation District of Santa Monica Mtns. Area	
<u>Trustee Agencies</u>		<u>County Reviewing Agencies</u>
None		Subdivision Committee
State Fish and Game		DPW:
State Parks		

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<b><u>IMPACT ANALYSIS MATRIX</u></b>	ANALYSIS SUMMARY (See individual pages for details)	
	Less than Significant Impact/No	Impact



		Less than Significant Impact with Project		Mitigation		
		Potentially Significant	Impact			
<b>CATEGORY</b>	<b>FACTOR</b>	Pg				Potential Concern
HAZARDS	1. Geotechnical	5				
	2. Flood	6				
	3. Fire	7				
	4. Noise	8				
RESOURCES	1. Water Quality	9				
	2. Air Quality	10				
	3. Biota	11				
	4. Cultural Resources	12				
	5. Mineral Resources	13				
	6. Agriculture Resources	14				
	7. Visual Qualities	15				
SERVICES	1. Traffic/Access	16				
	2. Sewage Disposal	17				
	3. Education	18				
	4. Fire/Sheriff	19				
	5. Utilities	20				
OTHER	1. General	21				
	2. Environmental Safety	22				
	3. Land Use	23				
	4. Pop/Hous./Emp./Rec .	24				
	5. Mandatory Findings	25				

#### DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS\* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1.	Development Policy Map Designation:	Conservation/Maintenance
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2.	Yes No	Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
3.	Yes No	Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

**If both of the above questions are answered "yes", the project is subject to a County DMS analysis.**

Check if DMS printout generated (attached)

Date of printout:	
-------------------	--

Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

3 6/30/03

**Environmental Finding:**

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will

reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT\*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by:		Date:	
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Approved by:		Date:	
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Determination appealed – see attached sheet.

\*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

4/6/30/03

### HAZARDS - 1. Geotechnical

#### SETTING/IMPACTS

	Yes	No	Maybe			
a.				Is the project located in an active or potentially active fault zone, Seismic Hazard Zone, or Alquist-Priolo Earthquake Fault Zone?		
				<i>Within Walnut Creek Fault (Los Angeles County Safety Element Map)</i>		
b.				Is the project site located in an area containing a major landslide(s)?		
c.				Is the project site located in an area having high slope instability?		
d.				Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?		
e.				Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?		
f.				Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?		
g.				Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?		
h.				Other factors?		

#### STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

#### MITIGATION MEASURES OTHER CONSIDERATIONS

Lot Size Project Design Approval of Geotechnical Report by DPW

<i>Comply with all requirements of the subdivision committee</i>
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#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

Potentially significant Less than significant with project mitigation Less than significant/No Impact  
5/6/30/03

### HAZARDS - 2. Flood

#### SETTING/IMPACTS

	Yes	No	Maybe	
a.				Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.				Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
c.				Is the project site located in or subject to high mudflow conditions?
d.				Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.				Would the project substantially alter the existing drainage pattern of the site or area?
f.				Other factors (e.g., dam failure)?

#### STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 – Section 308A Ordinance No. 12,114 (Floodways)

Approval of Drainage Concept by DPW

#### MITIGATION MEASURES OTHER CONSIDERATIONS

Lot Size Project Design

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

Potentially significant Less than significant with project mitigation Less than significant/No impact

### HAZARDS - 3. Fire

6/6/30/03

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.				Is the project site located in a very high fire hazard severity area (Fire Zone 4)?
b.				Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.				Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.				Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.				Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.				Does the proposed use constitute a potentially dangerous fire hazard?
g.				Other factors?

## STANDARD CODE REQUIREMENTS

Water Ordinance No. 7834 Fire Ordinance No. 2947 Fire Prevention Guide No.46

## MITIGATION MEASURES OTHER CONSIDERATIONS

Project Design Compatible Use

## CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

Potentially significant Less than significant with project mitigation Less than significant/No impact

## HAZARDS - 4. Noise

7/6/30/03

## SETTING/IMPACTS

	Yes	No	Maybe	
a.				Is the project site located near a high noise source (airports, railroad, freeways, industry)?
b.				Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
				<i>Day care center across the street from project site</i>
c.				Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.				Would the project result in a substantial temporary or periodic increase in ambient noise level in the project area?

				vicinity above levels without the project?
e.				Other factors?

#### STANDARD CODE REQUIREMENTS

Noise Ordinance No. 11,778 Building Ordinance No. 2225--Chapter 35

#### MITIGATION MEASURES OTHER CONSIDERATIONS

Lot Size Project Design Compatible Use

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

Potentially significant Less than significant with project mitigation Less than significant/No impact

8/6/30/03

#### RESOURCES - 1. Water Quality

#### SETTING/IMPACTS

	Yes	No	Maybe	
a.				Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.				Will the proposed project require the use of a private sewage disposal system?
				If the answer is yes is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?

c.				Could the project associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
				<i>10 or more dwelling units are subject to NPDES requirements</i>
d.				Could the project post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
				<i>10 or more dwelling units are subject to NPDES requirements</i>
e.				Other factors?

#### **STANDARD CODE REQUIREMENTS**

Industrial Waste Permit Health Code – Ordinance No.7583, Chapter 5

Plumbing Code – Ordinance No.2269 NPDES Permit CAS614001 Compliance (DPW)

#### **MITIGATION MEASURES OTHER CONSIDERATIONS**

Lot Size Project Design Compatible Use

#### **CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

Potentially significant Less than significant with project mitigation Less than significant/No



## RESOURCES - 2. Air Quality

### SETTING/IMPACTS

	Yes	No	Maybe	
a.				Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or 40 gross acres, 650,000 square feet floor area or 1,000 employees for non-residential uses)?
b.				Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a free or heavy industrial use?
c.				Will the project increase local emissions to a significant extent due to increased traffic congestion or use of parking structure or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
d.				Will the project generate or is the source in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.				Would the project conflict with or obstruct implementation of applicable air quality plan?

f.				Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.				Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releases which may exceed quantitative thresholds for ozone precursors)?
h.				Other factors?

#### STANDARD CODE REQUIREMENTS

Health and Safety Code – Section 40506

#### MITIGATION MEASURES OTHER CONSIDERATIONS

Project Design Air Quality Report

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

Potentially significant Less than significant with project mitigation Less than significant/No impact

10/6/30/03

#### RESOURCES - 3. Biota

#### SETTING/IMPACTS

	Yes	No	Maybe	
a.				Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively

				undisturbed and natural?
b.				Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.				Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?
d.				Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland etc.)?
e.				Does the project site contain oak or other unique native trees (specify kind of trees)?
f.				Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.				Other factors (e.g., wildlife corridor, adjacent open space linkage)?

#### **MITIGATION MEASURES OTHER CONSIDERATIONS**

Lot Size Project Design ERB/SEATAC Review Oak Tree Permit

#### **CONCLUSION**

Considering the above information, could the project have a significant impact

(individually or cumulatively) on, **biotic** resources?

Potentially significant impact Less than significant impact Less than significant with project mitigation Less than significant/No impact

11/6/30/03

**RESOURCES - 4. Archaeological/Historical/Paleontological SETTING/IMPACTS**

	Yes	No	Maybe	
a.				Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.				Does the project site contain rock formations indicating potential paleontological resources?
c.				Does the project site contain known historic structures or sites?
d.				Would the project cause a substantial adverse change in the significance of historical or archaeological resource as defined in 15064.5?
e.				Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

f.				Other factors?
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#### MITIGATION MEASURES OTHER CONSIDERATIONS

Lot Size Project Design Phase 1 Archaeology Report

#### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

Potentially significant Less than significant with project mitigation Less than significant/No impact

12 6/30/03

#### RESOURCES - 5.Mineral Resources

#### SETTING/IMPACTS

	Yes	No	Maybe	
a.				Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.				Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.				Other factors?

#### MITIGATION MEASURES OTHER CONSIDERATIONS

Lot Size Project Design

#### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

Potentially significant Less than significant with project mitigation Less than significant/No impact

13 6/30/03

#### RESOURCES - 6. Agriculture Resources

#### SETTING/IMPACTS

	Yes	No	Maybe	
a.				Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the map prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.				Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.				Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.				Other factors?

## MITIGATION MEASURES OTHER CONSIDERATIONS

Lot Size Project Design

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

Potentially significant impact    Less than significant with project mitigation    Less than significant/No impact

14 6/30/03

## RESOURCES - 7. Visual Qualities

### SETTING/IMPACTS

	Yes	No	Maybe	
a.				Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.				Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.				Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.				Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.				Is the project likely to create substantial sun shadow, light or glare problems?
f.				Other factors (e.g., grading or landform alteration)?

### MITIGATION MEASURES OTHER CONSIDERATIONS

Lot Size Project Design Visual Report Compatible Use

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

Potentially significant Less than significant with project mitigation Less than significant/No impact

15 6/30/03

### SERVICES - 1. Traffic/Access

#### SETTING/IMPACTS

	Yes	No	Maybe	
a.				Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
b.				Will the project result in any hazardous traffic conditions?
c.				Will the project result in parking problems with a subsequent impact on traffic conditions?
d.				Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.				Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips



				added by project traffic to a mainline freeway link be exceeded?
f.				Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.				Other factors?

#### **MITIGATION MEASURES OTHER CONSIDERATIONS**

Project Design Traffic Report Consultation with Traffic & Lighting Division

#### **CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

Potentially significant Less than significant with project mitigation Less than significant/No impact

16 6/30/03

#### **SERVICES - 2. Sewage Disposal**

#### **SETTING/IMPACTS**

	Yes	No	Maybe	
a.				If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.				Could the project create capacity problems in the sewer lines serving the project site?
c.				Other factors?

#### **STANDARD CODE REQUIREMENTS**

Sanitary Sewers and Industrial Waste – Ordinance No. 6130

Plumbing Code – Ordinance No. 2269

#### **MITIGATION MEASURES OTHER CONSIDERATIONS**

#### **CONCLUSION**

Considering the above information, could the project have a significant impact

(individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

Potentially significant Less than significant with project mitigation Less than significant/No impact

17 6/30/03

### **SERVICES - 3. Education**

#### **SETTING/IMPACTS**

	Yes	No	Maybe	
a.				Could the project create capacity problems at the district level?
b.				Could the project create capacity problems at individual schools that will serve the project site?
c.				Could the project create student transportation problems?
d.				Could the project create substantial library impacts due to increased population and demand?
e.				Other factors?

#### **MITIGATION MEASURES OTHER CONSIDERATIONS**

Site Dedication Government Code Section 65995 Library Facilities Mitigation Fee

*Telephone call with Hacienda La Puente Unified School District which stated that the district would be able*

*absorb the number of students for the proposed development.*

#### **CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

Potentially significant Less than significant with project mitigation Less than significant/No impact

18 6/30/03

### **SERVICES - 4. Fire/Sheriff Services**

#### **SETTING/IMPACTS**

	Yes	No	Maybe	
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a.				Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.				Are there any special fire or law enforcement problems associated with the project or the general area?
c.				Other factors?

### MITIGATION MEASURES OTHER CONSIDERATIONS

Fire Mitigation Fee

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

Potentially significant Less than significant with project mitigation Less than significant/No impact

### SERVICES - 5. Utilities/Other Services

19 6/30/03

### SETTING/IMPACTS

	Yes	No	Maybe	
a.				Is the project site an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate groundwater supply and proposes water wells?
b.				Is the project site an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.				Could the project create problems with providing utility services, such as

				as electricity, gas, or propane?
d.				Are there any other known service problem areas (e.g. solid waste)?
e.				Would the project result in substantial adverse physical impacts associated with the provision of new or physical altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.				Other factors?

## STANDARD CODE REQUIREMENTS

Plumbing Code – Ordinance No. 2269 Water Code – Ordinance No. 7834

## MITIGATION MEASURES OTHER CONSIDERATIONS

Lot Size Project Design

## CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

Potentially significant Less than significant with project mitigation Less than significant/No impact

**OTHER FACTORS - 1. General****SETTING/IMPACTS**

	Yes	No	Maybe	
a.				Will the project result in an inefficient use of energy resources?
b.				Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.				Will the project result in a significant reduction in the amount of agricultural land?
d.				Other factors?

**STANDARD CODE REQUIREMENTS**

State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

**MITIGATION MEASURES OTHER CONSIDERATIONS**

Lot Size Project Design Compatible Use

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

Potentially significant impact    Less than significant with project mitigation    Less than significant/No impact

**OTHER FACTORS - 2. Environmental Safety****SETTING/IMPACTS**

	Yes	No	Maybe	
a.				Are any hazardous materials used, transported, produced, handled or stored on-site?
b.				Are any pressurized tanks to be used or any hazardous wastes stored on-

				site?
c.				Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.				Have there been previous uses that indicate residual soil toxicity of the site?
e.				Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.				Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.				Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?

h.				Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.				Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.				Other factors?

#### MITIGATION MEASURES OTHER CONSIDERATIONS

Toxic Clean-up Plan

#### CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

Potentially significant Less than significant with project mitigation Less than significant/No impact

22 6/30/03

#### OTHER FACTORS - 3. Land Use

#### SETTING/IMPACTS

	Yes	No	Maybe	
a.				Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.				Can the project be found to be inconsistent with the zoning designation of the

				subject property?
				<i>Zone change from A-1-10,000 to R-1-6,000-DP</i>
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
				Hillside Management Criteria?
				SEA Conformance Criteria?
				Other?
d.				Would the project physically divide an established community?
e.				Other factors?

#### MITIGATION MEASURES OTHER CONSIDERATIONS

<i>Applicant is seeking low income density bonus in addition to the proposed zone change to permit the proposed project</i>
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#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?  
Potentially significant Less than significant with project mitigation Less than significant/No impact

23 6/30/03

#### OTHER FACTORS - 4. Population/Housing/Employment/Recreation

##### SETTING/IMPACTS

	Yes	No	Maybe	
a.				Could the project cumulatively exceed official regional or local population projections?
b.				Could the project induce substantial direct or indirect



				growth in an area (e.g., through projects in an undeveloped area extension of major infrastructure)?
c.				Could the project displace existing housing, especially affordable housing?
d.				Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.				Could the project require new or expanded recreational facilities for future residents?
f.				Would the project displace substantial numbers of people necessitating the construction of replacement housing elsewhere?
g.				Other factors?

## MITIGATION MEASURES OTHER CONSIDERATIONS

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

Potentially significant Less than significant with project mitigation Less than significant/No impact

24 6/30/03

### MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe
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a.				<p>Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number of individuals or restrict the range of a rare or endangered plant or animal, or eliminate an important example of the major period of California history or prehistory?</p>
b.				<p>Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.</p>

c.				Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?
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**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

Potentially significant    Less than significant with project mitigation    Less than significant/No impact  
25 6/30/03